



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

DATE: March 7, 2016

TO: All Interested County Departments

FROM: Steven D. Jones 
DEPARTMENT OF REGIONAL PLANNING
Land Divisions Section

**SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT
LOS VALLES
PROJECT NO. 98-034-(5)
REVISED VESTING TENTATIVE TRACT MAP NO. 52584-1
VARIANCE NO. T201300003
CONDITIONAL USE PERMIT NO. T 201300081
OAK TREE PERMIT NO. T201300023
ENVIRONMENTAL ASSESSMENT NO. T201300138
STATE CLEARINGHOUSE NO. 2013121056**

Enclosed is the Draft Environmental Impact Report (DEIR) for your information/file. On October 21, 2014, County Departments were requested to review the Screencheck EIR for the above project.

All comments previously received on the Screencheck have been incorporated into the Draft Environmental Impact Report or will be made conditions of approval for the project. No additional comments are being solicited at this time unless your previous comments have not been adequately addressed.

If you have any questions, please contact Steven Jones of the Land Divisions Section at (213) 974-6433 Monday through Thursday from 7:30 a.m. to 5:30 p.m. Our offices are closed on Fridays.

Attachment: DEIR



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**NOTICE OF HEARING EXAMINER PUBLIC HEARING
NOTICE OF COMPLETION AND AVAILABILITY
OF DRAFT ENVIRONMENTAL IMPACT REPORT
FOR
LOS VALLES
PROJECT NO.: 98-034-(5)
REVISED VESTING TENTATIVE TRACT MAP NO.: 52584-1
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CONDITIONAL USE PERMIT NO. T201300081
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ENVIRONMENTAL ASSESSMENT NO. T201300138
STATE CLEARINGHOUSE NUMBER 2013121056**

The Los Angeles County Department of Regional Planning, acting in the capacity of "Lead Agency" under the County Environmental Guidelines, Chapter III, Section 304, has filed a "Notice of Completion and Availability" of a Draft Environmental Impact Report (DEIR) for the Project. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000 *et seq.*; and the "Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000 *et seq.*, (including Section 15160).

PUBLIC REVIEW PERIOD

The formal public review period for the DEIR will be from March 15, 2016 to April 29, 2016 (45 days). All comments received by the closing of the public review period will be considered in the Final EIR.

SITE LOCATION

The property which is the subject of the EIR is comprised of 430.4 acres of land owned by the Applicant, located in the Castaic community of unincorporated Los Angeles County, north of Hasley Canyon Road near its intersection with Del Valle Road (the Property). Primary access to the Property is from Hasley Canyon Road. The Property is within the boundaries of the Castaic Area Community Standards District (CSD) (Los Angeles County Code section (LACC) 22.44.137).

PROPOSED PROJECT

The Applicant is proposing construction of a single-family residential development of 497 dwelling units on lot sizes ranging from approximately 7,000 – 12,000 square feet, together with community amenities for residents and the public including a 7.45 acre public park, a multi-use trail, and approximately 28 acres for recreational use including a community recreation center, a 4.5 acre vineyard, and a 3.9 acre orchard (the Project). Approximately 189 acres of privately-owned open space will be maintained on site including approximately 123 acres of non-irrigated open space, approximately 59.6 acres of slopes and a 6.44 acre mitigation area. Additional project components include approximately 6.19 acres of storm drain basins, installation of an 850,000 water tank, and a water booster station. The project includes installation of five access-controlled gates, though unobstructed pedestrian access will be maintained at all gated entry points.

The Project applicant is requesting the following:

1. Revised vesting tentative tract map to create 540 lots in conjunction with a residential development;
2. Variance ("VAR") permit to authorize development within a 25-foot radius on the crest of a secondary ridgeline;
3. Conditional use permit ("CUP") to authorize:
 - a) Density controlled development associated with concentration of dwelling units;
 - b) Onsite grading involving approximately 7,913,840 total cubic yards of cut and fill ;
 - c) Exemption from the Castaic CSD significant ridgeline exemption for open space and access via extension of Barcelona Road
 - d) Development in accordance with the County's urban hillside management criteria
 - e) Installation of an 850,000 gallon water tank and use of the proposed and existing on-site water tank;
4. Oak tree permit ("OTP") to authorize the removal of one protected, non-heritage oak tree.

SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS

The proposed project's potentially significant effects include impacts to air quality and noise during construction, and cumulative operational solid waste for the project.

HEARING EXAMINER HEARING

A public hearing on the DEIR has been scheduled before the Los Angeles County Department of Regional Planning Hearing Examiner on Thursday, April 14, 2016, starting at 6:00 p.m. and ending after the last testifier or 8:00 p.m., whichever comes first, at the Live Oak Elementary School, 27715 Saddleridge Way, Castaic, CA.

PUBLIC HEARING

A public hearing on the proposed project and the DEIR will be scheduled before the Los Angeles County Regional Planning Commission at a time and date to be determined in the Regional Planning Commission Hearing Room (1st Floor, Room 150), 320 West Temple Street, Los Angeles, CA 90012.

REVIEWING LOCATIONS

To ensure public access to the DEIR, copies of the document are available for review at the following County libraries:

- Castaic Library
27971 Sloan Canyon Road
Castaic, CA 91384
- Stevenson Ranch Library
25850 The Old Road
Stevenson Ranch, CA 91381

A copy of the DEIR will also be available for public review Monday through Thursday, 7:30 a.m. to 5:30 p.m. at:

County of Los Angeles
Department of Regional Planning
Land Divisions Section, Room 1382
320 West Temple Street
Los Angeles, CA 90012

An electronic version of the DEIR is also available on the Department's website at <http://planning.lacounty.gov/case> by typing the project number **98-034** into the Search Case Archive Window.

Please submit written comments on the DEIR to Steven Jones of the Department of Regional Planning at the above address. You may also fax your written comments to (213) 626-0434, or email to sdjones@planning.lacounty.gov. Should you have any questions, please call Steven Jones at (213)974-6433.





Los Angeles County
Department of Regional Planning


Planning for the Challenges Ahead



Richard J. Bruckner
Director

DATE: March 16, 2016

TO: Interested Parties

FROM: Steven D. Jones 
Los Angeles County
DEPARTMENT OF REGIONAL PLANNING
Land Divisions Section

**SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT
LOS VALLES
PROJECT NO. 98-034-(5)
REVISED VESTING TENTATIVE TRACT MAP NO. 52584-1
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ENVIRONMENTAL ASSESSMENT NO. T201300138
STATE CLEARINGHOUSE NO. 2013121056**

In connection with publication of the Los Valles Project Draft Environmental Impact Report (DEIR) by the County of Los Angeles on March 15, 2016, you were provided a NOTICE OF HEARING EXAMINER PUBLIC HEARING / NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT ("NOTICE").

The NOTICE IS CORRECT.

As described in the Notice:

- the DEIR will be circulated **from March 15, 2016 to April 29, 2016** and
- **a public hearing by the County Hearing Examiner will held on April 14, 2016 at Live Oak Elementary School,**

However, the DEIR circulated on CD contained an error. Specifically, in Chapter 1.0 Introduction to the DEIR (Section 1.2, page 1.0-4) the start and end dates for the comment period and the hearing examiner hearing date were incorrectly stated.

To clarify the DEIR, we have attached to this notice an errata sheet to Chapter 1.0, Section 1.2, page 1.0-4 of the DEIR, correcting the inaccurate dates. The correct dates are as indicated above and in the NOTICE you received. Please retain this errata page for your records.

CC.021214

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2013121056

Project Title: Los Valles

Lead Agency: County of Los Angeles

Contact Person: Steven Jones

Mailing Address: 320 West Temple Street, Room 1382

Phone: 213-974-6433

City: Los Angeles

Zip: 90012

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Castaic Area

Cross Streets: Hasley Canyon Road near Del Valle Road

Zip Code: 91384

Lat. / Long.: 34° 27' 26.8" N/ 118° 38' 18.8" W

Total Acres: 430.4

Assessor's Parcel No.: 2866-062-032, -033 & 3247-032-052

Section: 3

Twp.: 4N

Range: 17W

Base: San Bernardino

Within 2 Miles: State Hwy #: Interstate 5

Waterways: Santa Clara River

Airports: None

Railways: Union Pacific

Schools: Castaic, Live Oak Elementary

Document Type:

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other
☐ Mit Neg Dec Other ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☒ Other Variance

Development Type:

☒ Residential: Units 497 Acres 430.4 ☐ Water Facilities: Type _____ MGD _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Transportation: Type _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW _____
☐ Educational _____ ☐ Waste Treatment: Type _____ MGD _____
☐ Recreational _____ ☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Wildlife
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☐ Growth Inducing
☐ Drainage/Absorption ☐ Population/Housing Balance ☒ Toxic/Hazardous ☒ Land Use
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Cumulative Effects
☒ Other Electricity and Natural Gas, Energy, Greenhouse Gas Emissions, Wastewater

Present Land Use/Zoning/General Plan Designation:

Vacant /A-2-2 (Heavy Agricultural Zone)/HM (Hillside Management, 1990 SCVAP), H2 (Residential 2 – 2 dwelling units per acre, 2012 SCVAP or OVOV)

Project Description: *(please use a separate page if necessary)*

See attached page.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> CalFire	<input type="checkbox"/> Parks & Recreation
<input checked="" type="checkbox"/> Caltrans District # 7	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Planning (Headquarters)	<input checked="" type="checkbox"/> Regional WQCB # 4
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other
<input type="checkbox"/> Integrated Waste Management Board	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 15, 2016

Ending Date April 29, 2016

Lead Agency (Complete if applicable):

Consulting Firm: Impact Sciences

Applicant: SFI Los Valles LLC, Steve Wylder Project Manager

Address: 28 Marengo Avenue

Address: 10960 Wilshire Boulevard, Suite 1260

City/State/Zip: Pasadena, CA 91101

City/State/Zip: Los Angeles / CA / 90024

Contact: Jessica Kirchner Flores

Phone: 310-315-5566

Phone: 626-564-1500

Signature of Lead Agency Representative: 

Date: March 8, 2016

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PROJECT NO. 98-034-(5)
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STATE CLEARINGHOUSE NO. T2013121056
LOS VALLES

STAFF SUMMARY
PAGE 1 OF 8

ENTITLEMENTS REQUESTED

- Subdivision: To create a total of 540 lots including 497 single-family lots, 12 private recreation lots including three pedestrian path access lots controlled by a homeowner's association lot, a public park/recreation lot, 16 open space lots, 14 infrastructure lots and public and private roadways.
- Variance: To authorize development within a 25-foot radius on the crest of a secondary ridgeline.
- CUP: To authorize Density Controlled Development of 497 single-family residential dwelling units, development within an urban hillside management area for residential development containing slopes in excess of 25 percent, approximately 7,869,517 cubic yards of cut and fill total of onsite grading, and to authorize installation of an 850,000 gallon water tank in zone A-2-2.
- Oak Tree Permit: To authorize the removal of one oak tree.

PROJECT DESCRIPTION

Los Valles is a proposal for a residential development containing 540 lots on a 430.4-acre site ("Project"). The Project is comprised of 497 single family residence lots, 16 open space lots (189.29 acres) including undeveloped, non-irrigated open space, landscaping with native vegetation, planted slopes, drainage features, and trails, 28.28 acres for recreational use, a 4.5 acre vineyard area and a 3.9 acre orchard area, open space proposed to be privately controlled by a Homeowner's Association comprised of designated paseos and pedestrian path access lots, one 7.45-acre public community park including a multi-use trail at the located near the project's entrance from Hasley Canyon Road on the southerly portion of the site, and 14 infrastructure lots including a 850,000 gallon water tank on a 1.55 acre lot, streets and approximately 6.19 acres of storm drain basins and other on-site utilities.

SITE PLAN DESCRIPTION

The existing site is located to the north of Hasley Canyon Road and east of and near Del Valle Road and west of Interstate 5 freeway and the intersection of Hasley Canyon Road and Commerce Center Drive. The site is hilly, has uneven topography and is partially graded as authorized by a previous entitlement. The project proposes approximately 3,785,267 cubic yards of cut and approximately 3,784,250 cubic yards of fill with approximately 300,000 cubic yards of removal and recompaction, resulting in a total of approximately 7,869,517 cubic yards of combined cut and fill balanced on the

Project site. Single-family housing is proposed in a clustered design throughout the Project site, interspersed among the open space of the property. Approximately 189.29 acres of privately owned open space, including roughly 123.25 acres of non-irrigated open space and/or open space landscaped with native vegetation, approximately 59.6 acres of contoured slopes and a mitigation area of 6.44 acres are proposed along with a 7.45-acre public park, 28.28 acres for a private recreational facility, a public multi-use trail and private paseos.

MAP DESCRIPTION

A revised vesting tentative tract map is proposed for subdividing the existing property into the above described 540 lots.

EXISTING ZONING

The subject property is currently zoned A-2-2 (Heavy Agricultural, 2 Acre Minimum Required Lot Area). The proposed lot areas range in size from 7,000 to 12,000 square feet. Pursuant to §22.52.102 of the Zoning Ordinance, required area for density-controlled development specified in the permit request shall be deemed the required area and/or required area per dwelling unit established for the lot or parcel of land or the lots and parcels of land where approved. Therefore, no zone change is proposed.

Surrounding properties are zoned as follows:

North: R-1 (Single Family Residence) and R-1-5,000 (Single Family Residence – 5,000 Square Foot Minimum Required Lot Area))
South: A-2-2 and M-1.5-DP (Restricted Heavy Manufacturing, Development Program)
East: RPD-5,000-3U (Residential Planned Development, 5,000 Square Foot Minimum Required Lot Area, 3 Dwelling Units Per Net Acre), RPD-5,000-2.8U (Residential Planned Development, 5,000 Square Foot Minimum Required Lot Area, 2.8 Dwelling Units Per Net Acre), O-S (Open Space)
West: A-2-2

EXISTING LAND USES

The subject property is undeveloped and both previously disturbed and undisturbed land. Existing land use designations are Residential 2 (H2, two dwelling units per gross acre). No change in land use designations is proposed.

Surrounding properties are developed as follows:

North: single family residences (Hillcrest Park neighborhood) and open space.
South: Hasley Canyon Road, undeveloped land, Industrial and office uses and open space.
East: single family residences
West: single family residences, undeveloped land

PREVIOUS CASES/ZONING HISTORY

The site is currently vacant. Oil wells, presently abandoned, are located on portions of the site. A golf course was present on the site from 1963 until approximately the early

1980's. The former golf course pro shop building was later used as an office and maintenance shop by Alabama Essential Oil. Approximately three (3) mobile homes were used by the golf course in the early 1980's.

In 2002, the County approved Vesting Tentative Tract Map (VTTM) No. 52584 and Conditional Use Permit (CUP)/Oak Tree Permit (OTP) Nos. 98-034 which authorized the development of 209 single family residence lots and a private 243-acre golf course on the Project site.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning has determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies and interested parties, that an Environmental Impact Report ("EIR") was necessary for the Project.

The information DEIR circulated on CD contained an error in the introduction. The start and end dates for the comment period and the hearing examiner meeting date were incorrectly stated. On March 16, 2016, a notice was posted on the Department of Regional Planning website with an errata sheet to correct the inaccurate dates.

The areas of potential significant environmental impact addressed in the Draft EIR ("DEIR") include the following:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Paleontological Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology
- Water Quality
- Land Use and Planning
- Noise

- Public Services
 - Education and Schools
 - Fire Protection
 - Libraries
 - Sheriff Protection
- Transportation and Traffic
- Utilities and Service Systems
 - Electricity and Natural Gas
 - Solid Waste
 - Water Supply and Service
 - Wastewater Disposal

Through the Initial Study, the County determined that the Project would not have the potential to cause significant impacts related to Agricultural/Forest Resources and Mineral Resources. Therefore, these issues are not analyzed in the DEIR.

As identified in the DEIR, if no additional mitigation is required or after implementation of the required mitigation measures, as would be enforced by the Project's Mitigation Monitoring and Reporting Program, the Project would not result in significant and unavoidable impacts to the environment in these areas of analysis. There are mitigation measures and project design features ("PDFs") to reduce environmental impacts to less than significant. A summary of the areas analyzed that have less than significant impacts to the environment without additional mitigation, or, after implementation of mitigation measures, is included below:

- Aesthetics. The Project would develop vacant land and change a significant ridgeline with 497 single family residences, private recreation, a public park and open space including an orchard and vineyard. The applicant would be required to file lighting and landscaping plans with the County of Los Angeles Department of Regional Planning for review and approval, consistent with the County's established codes and procedures. Open space and recreational areas and landscaping would limit the views of the Project site to mitigate this impact to less than significant.

- Biological Resources. The Oak tree removal would be mitigated by 2:1 replacement, and impacts to plants and animals would be mitigated to less than significant through implementation of biological mitigation measures.
- Cultural and Paleontological Resources. Significant archaeological and paleontological resources and human remains have not been found to be present on the site, nevertheless mitigation measures are included to properly address said resources and remains in the event they are discovered during construction.
- Energy. The Project would be required to incorporate energy conservation features and comply with State and Federal energy reduction goals and objectives as required by the various local governing codes and regulations (e.g., Title 24 and the County's Green Building Standards). Any cumulative impacts associated with energy consumption would be mitigated by project compliance with required regulatory design standards in addition to compliance with applicable mitigation measures.
- Geology and Soils. The Project does not contain any known active faults and is not within an Alquist-Priolo Earthquake Fault Zone. Any seismic ground shaking, areas of potential liquefaction, landslides, or subsidence would be mitigated by project compliance with required seismic and other regulatory design standards.
- Greenhouse Gas Emissions. Qualitative analysis has demonstrated that the Project is consistent with the County of Los Angeles' Community Climate Action Plan (CCAP), establishing the assertion that the Project will have no significant cumulative impact for GHG emissions.
- Hazards and Hazardous Materials. Handling of hazardous materials during construction and operation of the Project would be mitigated to less than significant through regulatory compliance and compliance with mitigation measures to manage underground storage tanks, abandoned oil wells, asbestos and lead paint removal, handling of various chemicals and debris, and providing defined emergency response procedures.
- Hydrology. Project design in compliance with regulatory requirements includes numerous debris basins, best management practices for controlling construction runoff and stormwater runoff and potential mudflows during operations, plus applicable, implemented project design features which would reduce hydrology impacts to less than significant.
- Water Quality. No mitigation would be required for these items beyond compliance with regulatory standards. Best management practices required by compliance with regulatory standards achieve low impact development measures to insure protection of water runoff during construction and operation of the Project.

- Land Use and Planning. The Project is consistent with regional plans and with the County's Santa Clarita Valley Area Plan One Valley One Vision 2012 ("SCVAP 2012") and complies with the County Zoning and Subdivision ordinances. No mitigation is required.
- Public Services. Potential impacts to Fire and Sheriff's protection, libraries and schools would be mitigated by payment of required mitigation fees. Fire protection would be insured by regulatory compliance for the provision of emergency access and required Fire Department notification during construction and operations. Implementation of mitigation measures for security and safety issues would reduce potential impacts to public services would be less than significant.
- Transportation, Traffic and Access. Increased traffic impacts would be fully mitigated by the mitigation measure for Hasley Canyon Road and the main Project site entrance intersection improvements including road, signalization, access, right-of-way and other traffic-related improvements.
- Utilities and Service Systems. Impacts to water supply and service, wastewater disposal, and natural gas and electricity energy supply would be less than significant by compliance with regulatory requirements including required energy and water conservation measures. A full Water Supply Assessment is required including multiple drought years and has been provided to confirm availability of adequate water supply.
- Development Monitoring System (DMS) requirements of the 1980 General Plan pertaining to public services and utilities and service systems are addressed in the Initial Study and DEIR.

As identified in the DEIR, after regulatory compliance, PDFs, and implementation of the required mitigation measures, the Project would result in the following significant and unavoidable impacts to the environment.

Air Quality. As analyzed in Section 5.2, Air Quality, the Project would exceed South Coast Air Quality Management District (SCAQMD) regional emissions thresholds for NO_x during the first three years of construction. The Project would also result in localized construction impacts related to PM₁₀, PM_{2.5}, and NO_x that would exceed thresholds.

- Noise. As analyzed in Section 5.11, Noise, construction activities would result in significant and unavoidable impacts from off-road equipment, with internal combustion engines, mechanical functions, and contact with ground surfaces that generate noise. Use of the machines required to prepare the Project site, including truck and construction worker trips, paving of streets, other infrastructure work, specifically the extension of Hayward Drive, and construction of development sites, could result in a range of 73 to 85 dB(A) of noise at 50-feet of distance. While these noise impacts would be temporary during authorized

construction activity hours, they would exceed the County standards for construction longer than 10 days and would therefore result in significant and unavoidable noise impacts determined by regional decibels levels. Despite implementation of mitigation and regulatory compliance measures, impacts would temporarily be significant and unavoidable. With implementation of the mitigation and regulatory compliance measures, the project and operational cumulative impact would be reduced to less than significant.

- Solid Waste. As discussed in Section 5.15, Solid Waste, Project construction activities could result in 36,072 tons of construction waste, prior to any recycling activities taking place. Compliance with the current 65 percent California Green Building Standards Code diversion rate would reduce the amount of projected construction waste. Operational impacts of the Project's solid waste include approximately 346 tons per year, or 2.6 percent of the area's total. Therefore, the Project could exceed Los Angeles County's (County) current sufficient landfill capacity through the year 2027. Until the County can adequately serve the need this impact would remain significant and unavoidable. No further mitigation is required for these services. Potential impacts to solid waste capacity would be mitigated by increased recycling requirements and identification of alternate landfill locations.

STAFF EVALUATION

Project consistency with the County of Los Angeles General Plan (1980), SCVAP 2012, compliance with the County Zoning and Subdivision Ordinances and development standards, compatibility regarding land use and neighborhood impact, and evaluation of the applicant's ability to meet all requirements for a Vesting Tentative Tract Map, Conditional Use Permit, and Oak Tree Permit, and corresponding burdens of proof as applicable, will be determined subsequent to the Hearing Examiner public hearing. The Hearing Examiner Public hearing is established primarily to receive public testimony on the merits of the Project as analyzed in the Draft EIR prior to Project consideration by the Regional Planning Commission ("Planning Commission") at a later date.

PROJECT ISSUES

Several development issues regarding the proposed project were raised by the public and agencies in response to the Initial Study/Notice of Preparation of an EIR and Scoping Meeting, through the County interdepartmental Screencheck DEIR review process, and the current DEIR public review. Previous comments included issues related to water supply, solid waste and wastewater management, impacts to wildlife and habitat, hydrology and run off controls, hazardous materials, and public services regarding impact to education and schools, libraries and Sheriff and Fire Department response times. These and other issues have been addressed in the DEIR, and responses to all agency and public comments will be addressed in the Project's Final EIR.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Department of Regional Planning website posting.

PUBLIC COMMENTS

Staff received one written comment at the time of this summary as of March 31, 2016. One comment was received regarding a request to ensure sites around oil wells were restricted pursuant to the contents of a previously recorded covenant.

REMAINING PROCEDURES

The DEIR 45-day public comment period closes on Friday, April 29, 2016. Final mitigation measures and draft conditions pertaining to the Project will be completed following the Hearing Examiner public hearing. Once the DEIR comment period closes, public comments received will be reviewed and responded to, and staff will draft the Final EIR and the Mitigation, Monitoring and Reporting Program. Staff will also prepare California Environmental Quality Act ("CEQA") Findings and Statement of Overriding Considerations, draft Findings and Conditions pertaining to the Project related entitlements, and submit documentation to the Planning Commission for consideration prior to the Planning Commission hearing to be set at a future date.

Once the public hearing before the Planning Commission is scheduled and completed, the Planning Commission will certify and adopt or reject the FEIR and approve or deny the entitlements requested.

Prepared by Mr. Steven D. Jones, Principal Planning Assistant, Land Divisions Section
Reviewed by Mr. Kim K. Szalay, Supervising Regional Planner, Land Divisions Section

KKS:SDJ
3/31/16



American Energy Operations, Inc.



March 24, 2016

SENT VIA EMAIL & REGULAR MAIL

Steve Wylder
Vice President, Investments
SFI Los Valles LLC
10960 Wilshire Blvd., Suite 1260
Los Angeles, CA 90024
swylder@istar.com

Steven Jones
Project Planner
County of Los Angeles
Department of Regional Planning
Land Divisions Section, Room 1382
320 West Temple Street
Los Angeles, CA 90012
sdjones@planning.lacounty.gov

Re: LOS VALLES PROJECT NO.: 98-034-(5)

Gentlemen:

The purpose of this letter is to make sure that you are aware of a certain Covenant and Restriction ("Restriction") related to a portion of the lands that are included in the subject project. Such Restriction was entered into as of June 23, 2003 and was recorded on August 9, 2003 as document number 032287598. Enclosed is a copy of the recorded Restriction.

The Restriction designates certain lands where plugged and abandoned oil wells are located as restricted parcels. It also provides that no portion of the restricted parcels may be developed or improved with any single family or other residential building or improvement and that the lands located within twenty-five (25) feet of such oil wells may not be developed or improved for residential purposes.

It is our hope and expectation that all parties involved in the approval and development of the subject project will comply with the Restriction.

Very truly yours,

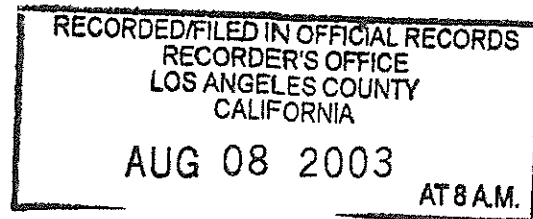
Joseph J. Grigg, Jr.
President

Enclosure

550 North Brand Blvd., Suite 1960 Glendale, CA 91203 Phone (818) 549-9993 Fax (818) 549-0147

This page is part of your document - DO NOT DISCARD

03 2287598



TITLE(S) : _____



FEE

FEE \$ 40 XX

D.T.T

CODE
20

D.A. FEE Code 20 \$ 2.00

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

THIS FORM NOT TO BE DUPLICATED

8/8/03

When Recorded Return To:

03 2287598

American Energy Operations, Inc.
550 North Brand Boulevard
Suite 1960
Glendale, California 91203
ATTN: Lee Ross

THE AREA ABOVE IS RESERVED FOR RECORDER'S USE

COVENANT AND RESTRICTION

This Covenant and Restriction ("Restriction") is made and entered into as of June 23, 2003, by and among ARROYO LAND PARTNERS, L.L.C., a Delaware limited liability company ("ALP"), and AMERICAN ENERGY OPERATIONS, INC., a California corporation ("AEO"), with reference to the following:

A. On or about the date that this Restriction is being recorded in the Official Records of Los Angeles County, AEO is conveying to ALP certain real property in Los Angeles County, California. Upon such conveyance and the acquisition by ALP of certain other real property, ALP is and will be the owner of certain real property generally located in Los Angeles County composed of Parcels 1, 2 and 5 of Lot Line Adjustment No. 101-922, as recorded in the Official Records of Los Angeles County (the "Development Property"), and AEO will continue to own or lease, and operate, certain real property composed of Parcels 3, 4 and 6 of Lot Line Adjustment No. 101-922 (the "AEO Property") which adjoins the Development Property.

B. Prior to the date of this Restriction, there were located on the Development Property ten (10) oil wells, generally at the locations depicted on the map or plat attached as Exhibit A; each of such wells has been plugged and abandoned by AEO.

C. AEO and ALP have agreed that the portions of the Development Property conveyed by AEO to ALP which are located within twenty-five (25) feet of such wells may not be developed or improved for residential purposes. Such portions of the Development Property are more particularly described in Exhibit B attached hereto (the "Restricted Parcels").

D. The parties are executing and recording this Restriction in order to confirm of record the locations of the Restricted Parcels and the foregoing restriction on their use. 3

NOW THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. From and after recordation of this Restriction in the Official Records of Los Angeles County, no portion of the Restricted Parcels may be developed or improved with any single family or other residential building or improvement.
2. The restrictions contained in Paragraph 1 shall not limit use of the Restricted Parcels for golf course or related uses or purposes, for open space, common area, roads and rights of way and other uses ancillary to residential development and improvement of the Development Property, or for other non-residential uses permitted by applicable law and regulation.
3. The covenants, restrictions and agreements contained in this Restriction shall benefit and bind the respective owners of the AEO Property and the Development Property, including their respective successors and assigns, shall run with, benefit and burden both the AEO Property and the Development Property.
4. In the event any action be instituted to enforce any of the terms and provisions contained in Restriction, the prevailing party in such action shall be entitled to such reasonable attorneys' fees, costs and expenses as may be fixed by the Court.

[Signatures begin on next page]

8/8/03

IN WITNESS WHEREOF, the parties have executed
Restriction and Restriction as of the date first above stated.

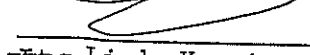
ALP: ARROYO LAND PARTNERS, L.L.C.,
a Delaware limited liability company

By: HASLEY CANYON LAND COMPANY, L.L.C., a
Delaware limited liability company,
Managing Member

By: HIGHRIDGE HASLEY, L.L.C., a Delaware
limited liability company, Member

By: HR-HASLEY INVESTORS, L.L.C., a
Delaware limited liability
company, Manager and a Member

By: LAMCO REAL PROPERTY, INC.,
a California corporation,
Manager

By: 
Linda Kasai
Asst. Vice President

AEO: AMERICAN ENERGY OPERATIONS, INC.,
a California corporation

By: _____
Joseph J. Grigg, Jr.,
President

8/8/03

IN WITNESS WHEREOF, the parties have executed
Restriction and Restriction as of the date first above stated.

ALP: ARROYO LAND PARTNERS, L.L.C.,
a Delaware limited liability company

By: HASLEY CANYON LAND COMPANY, L.L.C., a
Delaware limited liability company,
Managing Member

By: HIGHRIDGE HASLEY, L.L.C., a Delaware
limited liability company, Member

By: HR-HASLEY INVESTORS, L.L.C., a
Delaware limited liability
company, Manager and a Member

By: LAMCO REAL PROPERTY, INC.,
a California corporation,
Manager

By: _____
Its _____

AEO: AMERICAN ENERGY OPERATIONS, INC.,
a California corporation

By: Joseph J. Grigg, Jr.
Joseph J. Grigg, Jr.
President

8/8/03

STATE OF CALIFORNIA)
) ss.
COUNTY OF Los Angeles)

On June 30, 2003, before me, the undersigned,
a Notary Public in and for said State, personally appeared
Linda Kasai, personally known to me ~~(or proved~~
~~to me on the basis of satisfactory evidence)~~ to be the person
whose name is subscribed to the within instrument and
acknowledged to me that ~~he~~/she executed the same in ~~his~~/her
authorized capacity, and that by ~~his~~/her signature on the
instrument the person, or the entity upon behalf of which the
person acted, executed the instrument.

WITNESS my hand and official seal.

Kathleen M. Snow
Notary Public in and for said
County and State

[SEAL]



03 2287598

8/8/03

EXHIBIT A

MAP OF PLUGGED AND ABANDONED OIL AND GAS WELLS

8

30

8/8/03

人海

PROPOSED
PARCET

SE 1/4. NE 1/4. SEC
T 4 N. R 17 W. S.B.M.

EXISTING
PARCEL 5

西園

**PROPOSED
PAROLE**

PROPOSED PAROLE

U

**XISTING
ARCEL 71**

N. R 17 W. S.B.M.

附錄

84DD THEB18

EXISTIN
PARCETI

1.

8/8/03

STING
CEL 3

NE 1/4, SEC. 3
17 W. S.B.M.

PROPOSED

PARC

2

150 1/2 inch

W 1/4 CORNER
SECTION 2

Burns Crist #8
-118.639821684 (Long.)
34.461101224 (Lat.)

Burns Crist #10
-118.639650273 (Long.)
34.461108956 (Lat.)

EAST LINE SECTION 3
WEST LINE SECTION 2
4320.97'
N00°07'25" E

EXISTING
PARCEL 5

W 1/2, SW 1/4,
NW 1/4,
SEC. 2

PARCIE
PROPOS

AEO, INC.

Burns Crist #9
-118.639534444 (Long.)
34.461030554 (Lat.)

Burns Crist #12
-118.638955242 (Lo
34.461385403 (La

100°13'15" E

NOTE: Plotted well locations are approximate o
longitudes and latitudes are precise.

8/8/03

Sadd #8
-118.636345887 (Long.)
34.461192178 (Lat.)

Sadd #6
-118.63621406 (Long.)
34.461144568 (Lat.)

Sadd #9
-118.636160579 (Long.)
34.461116493 (Lat.)

Sadd #7
-118.636008224 (Long.)
34.461066092 (Lat.)

Sadd #4
-118.636510155 (Long.)
34.45917013 (Lat.)

Sadd #5
-118.636413299 (Long.)
34.459333392 (Lat.)

1/4, SW 1/4, SEC. 2
N, R 17 W, S.B.M.

POSED

PROPOSED
LINE

PROPOSED
LINE

PROPOSED
PARCEL

SADD TRUSTS

EXISTING
PARCEL

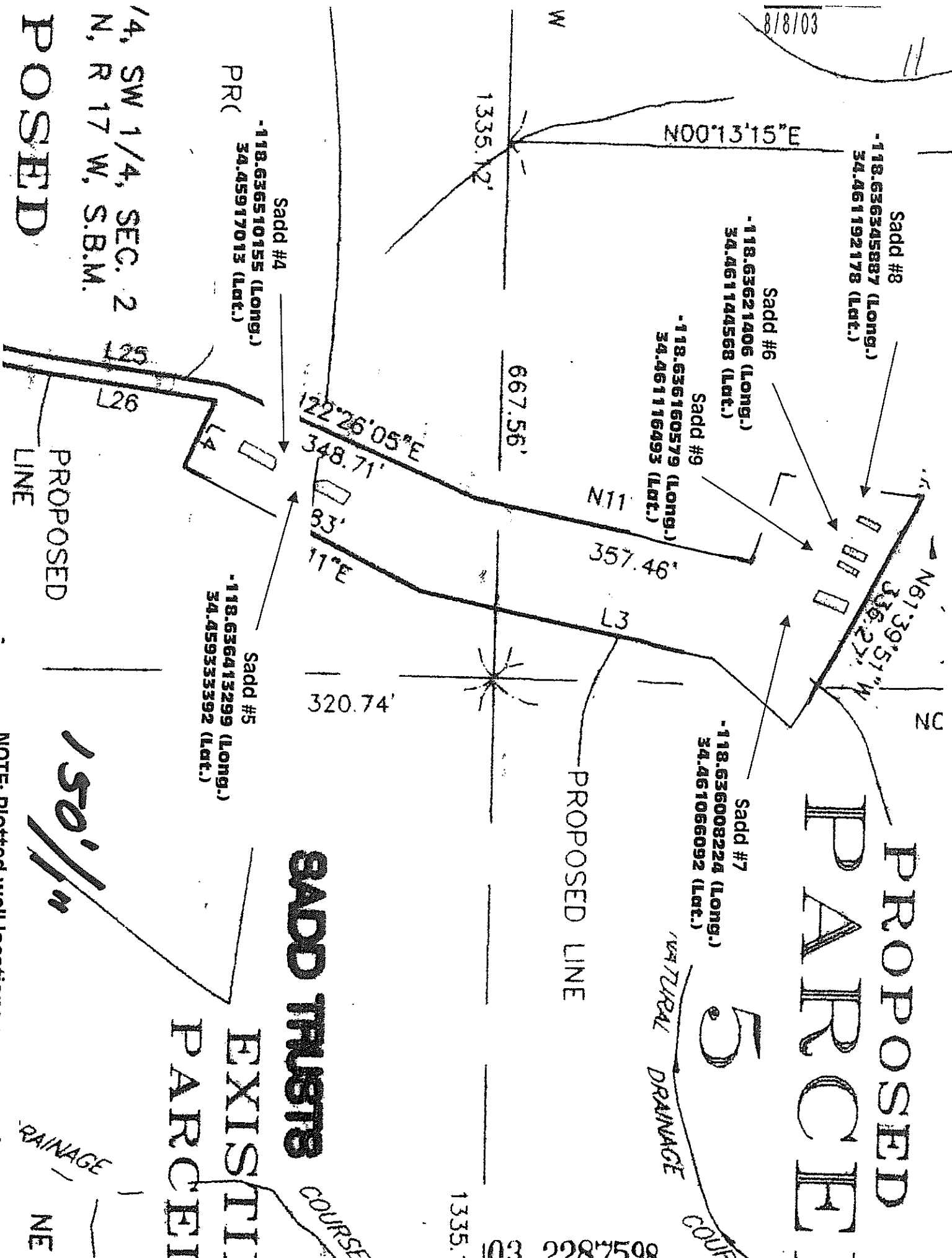
NATURAL DRAINAGE
COURSE

COURSE

150' / " "

NOTE: Plotted well locations are approximate only.

RAINAGE
NE



AEO and Sadd Production Areas
Well Information - per D.O.G. Well Histories & Field Measurements

<u>Well Number</u>	<u>Proposed Parcel</u>	<u>API No.</u>	<u>Surface Location (per OG100)</u>	<u>Surface Location (per field measurements)</u>
Sadd #4	5	037-22948	2351' N & 1071' E from SW Corner Sect 2	2351' N & 1071' E from SW Corner Sect 2
Sadd #5	5	037-22953	2418' N & 1053' E from SW Corner Sect 2	2418' N & 1053' E from SW Corner Sect 2
Sadd #6	5	037-22954	3045' N & 1143' E from SW Corner Sect 2	3045' N & 1143' E from SW Corner Sect 2
Sadd #7	5	037-29962	3046' N & 1223' E from SW Corner Sect 2	3046' N & 1223' E from SW Corner Sect 2
Sadd #8	5	037-29971	3048' N & 1125' E from SW Corner Sect 2	3048' N & 1125' E from SW Corner Sect 2
Sadd #9	5	037-29970	3045' N & 1173' E from SW Corner Sect 2	3045' N & 1173' E from SW Corner Sect 2
Burns-Crist #8	2	037-22967	3040' N & 45' E from SW Corner Sect 2	3040' N & 45' E from SW Corner Sect 2
Burns-Crist #9	2	037-22944	3031' N & 162' E from SW Corner Sect 2	3031' N & 162' E from SW Corner Sect 2
Burns-Crist #10	2	037-29964	3031' N & 120' E from SW Corner Sect 2	3010' N & 120' E from SW Corner Sect 2
Burns-Crist #12	2	037-23269	3158' N & 333' E from SW Corner Sect 2	3158' N & 333' E from SW Corner Sect 2

8/8/03

12

EXHIBIT B

13

LEGAL DESCRIPTION OF THE RESTRICTED PARCELS

(Well Locations on the Development Property)

That certain real property located in the County of Los Angeles, State of California more particularly described as follows:

THE BASIS OF BEARINGS FOR THESE DESCRIPTIONS IS SOUTH 00°30'51" WEST OF THE CENTERLINE OF FRACTIONAL SECTION 2, PER RECORD OF SURVEY FILED IN BOOK 105 PAGE 88 OF RECORD OF SURVEY, IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY.

THOSE PORTIONS OF FRACTIONAL SECTIONS 2 AND 3, IN TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, CONTAINED WITHIN A CIRCLE OF 25.00 FEET RADIUS AT THE TERMINUS OF EACH OF THE FOLLOWING DESCRIBED COURSES THAT BEGIN AT THE WEST QUARTER CORNER OF SAID SECTION 2:

WH#BC-8: NORTH 09°28'19" EAST 442.57 FEET.
WH#BC-9: NORTH 24°27'09" EAST 433.15 FEET.
WH#BC-10: NORTH 19°27'00" EAST 446.51 FEET.
WH#BC-12: NORTH 34°34'58" EAST 620.57 FEET.
WH#SADD-4: SOUTH 73°50'13" EAST 1108.45 FEET.
WH#SADD-5: SOUTH 78°57'09" EAST 1127.52 FEET.
WH#SADD-6: NORTH 69°04'33" EAST 125.87 FEET.
WH#SADD-7: NORTH 71°10'22" EAST 1299.44 FEET.
WH#SADD-8: NORTH 67°39'28" EAST 1223.28 FEET.
WH#SADD-9: NORTH 69°43'05" EAST 1266.66 FEET.